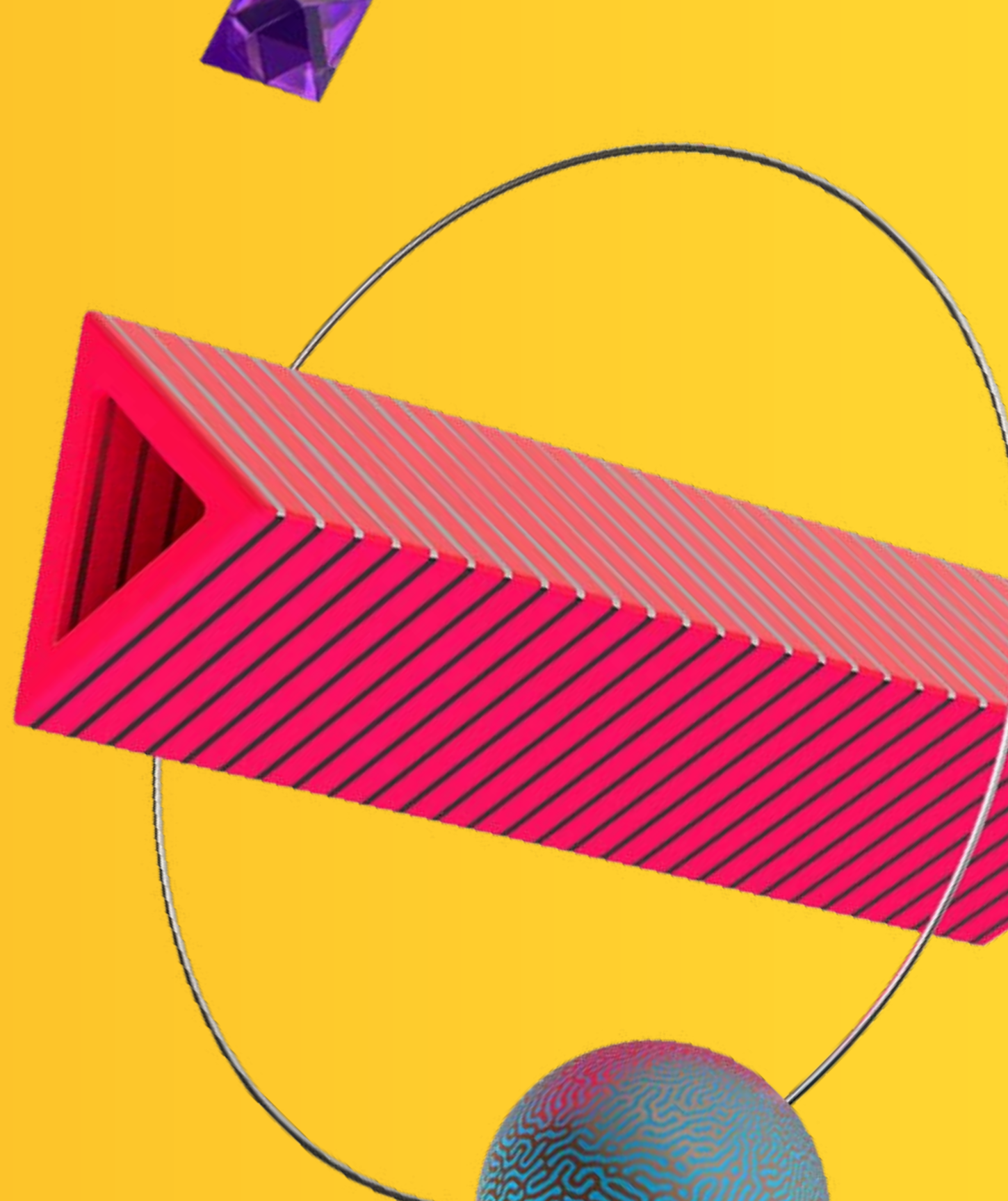


LANDBAY

Product Guide

10 August 2023 | LBPG10082023

FOR INTERMEDIARY USE ONLY



Welcome to Landbay

Whether you're a first time landlord, or a professional growing a large portfolio – we'd love to help. Our vision is to be the go-to funding partner for the private rental sector. Choose Landbay and join the thousands of UK intermediaries who've already registered with us.

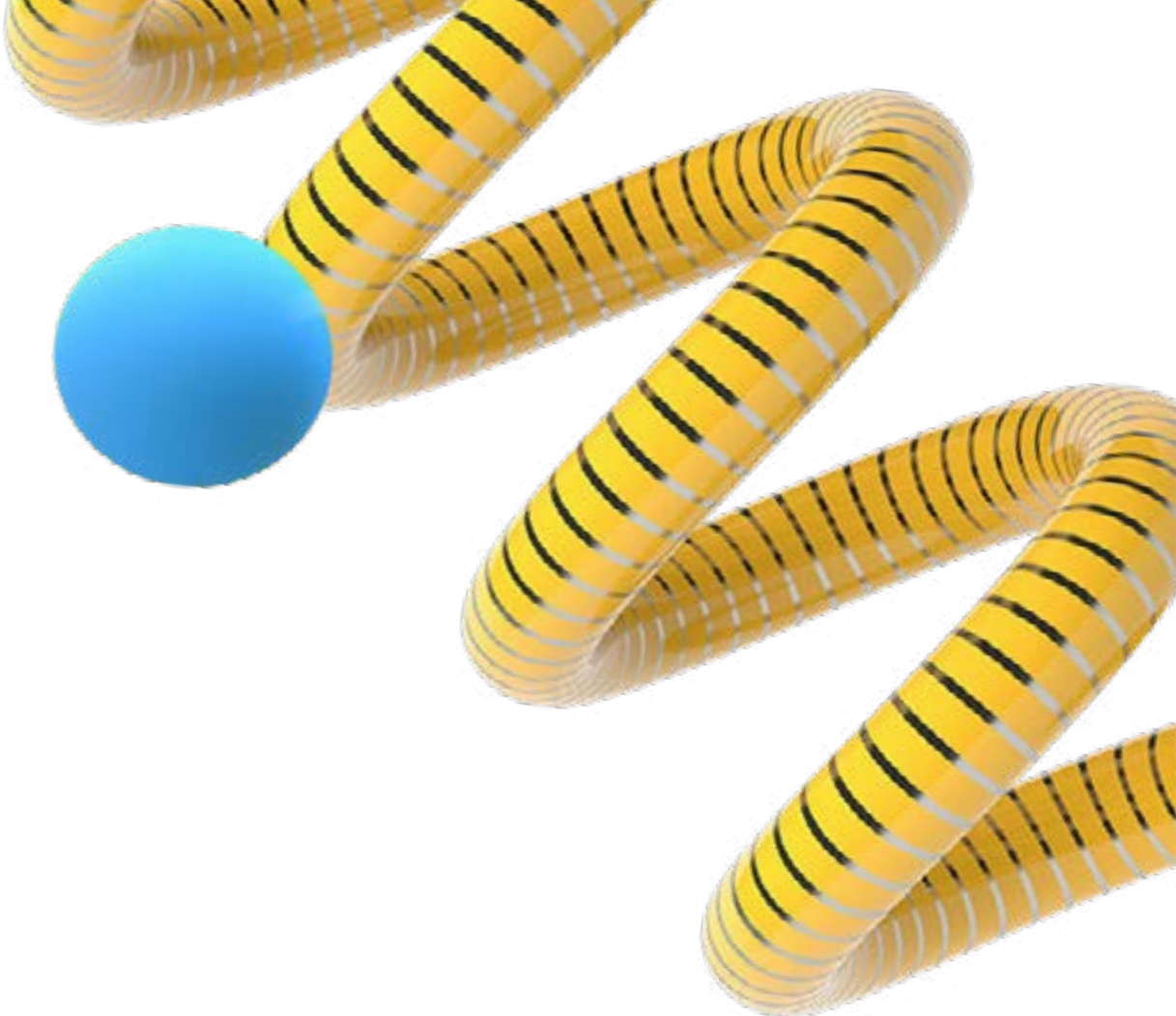


- Experts at the end of the line
- Fast decisions you can count on
- Smart technology designed for you

- HMO and MUFBs (up to 12 beds)
- Term trackers (no ERC)
- SPV, LLP & trading Limited Companies

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Find your **BDM**



Limited edition

Standard properties - 5 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	5 Year Fixed	55%	5,75%	4%	£100k	£1.5m	5,75%	5/5/3/2/2	LVFE55231145	Trading companies are not accepted.
Standard	5 Year Fixed	55%	5,55%	5%	£100k	£1.5m	5,55%	5/5/3/2/2	LVFE55231144	
Standard	5 Year Fixed	55%	5,35%	6%	£100k	£1.5m	5,35%	5/5/3/2/2	LVFE55231143	
Standard	5 Year Fixed	55%	5,15%	7%	£100k	£1.5m	5,15%	5/5/3/2/2	LVFE55231142	
Standard	5 Year Fixed	55%	5,75%	£3,999	£30k	£99,999	5,75%	5/5/3/2/2	LVFE55231146	
Standard	5 Year Fixed	65%	5,65%	5%	£1m	£1.5m	5,65%	5/5/3/2/2	LVFE65231140	
Standard	5 Year Fixed	65%	5,55%	6%	£1m	£1.5m	5,55%	5/5/3/2/2	LVFE65231248	
Standard	5 Year Fixed	65%	5,35%	7%	£1m	£1.5m	5,35%	5/5/3/2/2	LVFE65231249	

All fixed rates revert to 3.49%+BBR.



Limited edition

Standard properties - 5 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	5 Year Fixed	70%	6.05%	3%	£100k	£1m	6.05%	5/5/3/2/2	LVFE70231135	Trading companies are not accepted.
Standard	5 Year Fixed	70%	5.85%	4%	£100k	£1m	5.85%	5/5/3/2/2	LVFE70231134	
Standard	5 Year Fixed	70%	5.65%	5%	£100k	£1m	5.65%	5/5/3/2/2	LVFE70231133	
Standard	5 Year Fixed	70%	5.55%	6%	£100k	£1m	5.55%	5/5/3/2/2	LVFE70231250	
Standard	5 Year Fixed	70%	5.35%	7%	£100k	£1m	5.35%	5/5/3/2/2	LVFE70231251	
Standard	5 Year Fixed	70%	6.05%	£2,999	£30k	£99,999	6.05%	5/5/3/2/2	LVFE70231136	
Standard	5 Year Fixed	75%	6.15%	3%	£75k	£1m	6.15%	5/5/3/2/2	LVFE75231128	
Standard	5 Year Fixed	75%	5.95%	4%	£75k	£1m	5.95%	5/5/3/2/2	LVFE75231127	
Standard	5 Year Fixed	75%	5.75%	5%	£75k	£1m	5.75%	5/5/3/2/2	LVFE75231126	
Standard	5 Year Fixed	75%	6.15%	£2,249	£30k	£74,999	6.15%	5/5/3/2/2	LVFE75231129	

All fixed rates revert to 3.49%+BBR.

Like-for-like remortgage

Standard properties - 2 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	2 Year Fixed	55% (gross)	5.79%	4%	£30k	£1.5m	6.79%	2%/2%	LVFB55231188	The loan-to-value for all these products is 55% or 75% gross (i.e. including fees). No increased borrowing permitted.
Standard	2 Year Fixed	55% (gross)	5.29%	5%	£30k	£1.5m	6.29%	2%/2%	LVFB55231187	
Standard	2 Year Fixed	55% (gross)	4.79%	6%	£30k	£1.5m	5.79%	2%/2%	LVFB55231186	
Standard	2 Year Fixed	55% (gross)	4.29%	7%	£30k	£1.5m	5.29%	2%/2%	LVFB55231185	
Standard	2 Year Fixed	75% (gross)	6.39%	3%	£30k	£1m	7.39%	2%/2%	LVFB75231180	
Standard	2 Year Fixed	75% (gross)	5.89%	4%	£30k	£1m	6.89%	2%/2%	LVFB75231181	
Standard	2 Year Fixed	75% (gross)	5.39%	5%	£30k	£1m	6.39%	2%/2%	LVFB75231182	
Standard	2 Year Fixed	75% (gross)	4.89%	6%	£30k	£1m	5.89%	2%/2%	LVFB75231183	
Standard	2 Year Fixed	75% (gross)	4.39%	7%	£30k	£1m	5.39%	2%/2%	LVFB75231184	

All fixed rates revert to 3.49%+BBR.



Like for Like Remortgage range

2 year tracker

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
STANDARD PROPERTIES										New build properties accepted The current BBR is 5.25%.
Standard	2 year tracker	75% (Gross)	6.26% (1.01%+BBR)	2%	£75k	£1m	7.26%	n/a	LVDB75231045	
Standard	2 year tracker	75% (Gross)	5.76% (0.51%+BBR)	3%	£75k	£1m	6.76%	n/a	LVDB75231046	
Standard	2 year tracker	75% (Gross)	5.26% (0.01%+BBR)	4%	£75k	£1m	6.26%	n/a	LVDB75231047	

Like for Like Remortgage 2 year tracker products are stressed at either 5.5% or rate +1%, whichever is greater.
Rates will revert to 3.49%+BBR after the two year period ends.
We will recalculate affordability should there be a change to BBR.



Special edition

Standard properties - 5 year fixed rate (3 Year ERC)

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	5 Year Fixed	55%	5.99%	4%	£75k	£1m	5.99%	5%/5%/3%	LVFE55231167	
Standard	5 Year Fixed	55%	5.79%	5%	£75k	£1m	5.79%	5%/5%/3%	LVFE55231166	
Standard	5 Year Fixed	55%	5.59%	6%	£75k	£1m	5.59%	5%/5%/3%	LVFE55231165	
Standard	5 Year Fixed	55%	5.39%	7%	£75k	£1m	5.39%	5%/5%/3%	LVFE55231164	
Standard	5 Year Fixed	70%	5.79%	6%	£75k	£1m	5.79%	5%/5%/3%	LVFE70231170	
Standard	5 Year Fixed	70%	5.59%	7%	£75k	£1m	5.59%	5%/5%/3%	LVFE70231169	
Standard	5 Year Fixed	75%	5.99%	5%	£75k	£1m	5.99%	5%/5%/3%	LVFE75231168	
Standard	5 Year Fixed	75%	6.19%	£2,999	£30k	£74,999	6.19%	5%/5%/3%	LVFE75231226	

All fixed rates revert to 3.49%+BBR.

As special edition, these products above can be withdrawn without any notice or any grace period.



Special edition

Houses in Multiple Occupation - 5 year fixed rate (3 Year ERC)

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Small HMO	5 Year Fixed	70%	5.99%	6%	£75k	£1m	5.99%	5%/5%/3%	LHFE70231172	New build properties accepted Up to 6 beds/units
Small HMO	5 Year Fixed	75%	6.39%	4%	£75k	£1m	6.39%	5%/5%/3%	LHFE75231176	
Small HMO	5 Year Fixed	75%	6.19%	5%	£75k	£1m	6.19%	5%/5%/3%	LHFE75231173	
Small HMO	5 Year Fixed	75%	6.39%	£2,999	£30k	£74,999	6.39%	5%/5%/3%	LHFE75231228	

All fixed rates revert to 3.49%+BBR.

As special edition, these products above can be withdrawn without any notice or any grace period.



Special edition

Multi-Unit Freehold Block - 5 year fixed rate (3 Year ERC)

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Small MUFB	5 Year Fixed	70%	5.99%	6%	£75k	£1m	5.99%	5%/5%/3%	LHFE70231171	New build properties accepted Up to 6 beds/units
Small MUFB	5 Year Fixed	75%	6.39%	4%	£75k	£1m	6.39%	5%/5%/3%	LHFE75231175	
Small MUFB	5 Year Fixed	75%	6.19%	5%	£75k	£1m	6.19%	5%/5%/3%	LHFE75231174	
Small MUFB	5 Year Fixed	75%	6.39%	£2,999	£30k	£74,999	6.39%	5%/5%/3%	LHFE75231227	

All fixed rates revert to 3.49%+BBR.

As special edition, these products above can be withdrawn without any notice or any grace period.



Core product range

Standard properties - 2 year fixed rate

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	2 Year Fixed	55%	6.39%	3%	£30k	£1.5m	8.39%	2%/2%	LVFB55231205	
Standard	2 Year Fixed	55%	5.89%	4%	£30k	£1.5m	7.89%	2%/2%	LVFB55231204	
Standard	2 Year Fixed	55%	5.39%	5%	£30k	£1.5m	7.39%	2%/2%	LVFB55231203	
Standard	2 Year Fixed	55%	4.89%	6%	£30k	£1.5m	6.89%	2%/2%	LVFB55231202	
Standard	2 Year Fixed	55%	4.39%	7%	£30k	£1.5m	6.39%	2%/2%	LVFB55231201	
Standard	2 Year Fixed	70%	4.99%	6%	£30k	£1m	6.99%	2%/2%	LVFB70231209	
Standard	2 Year Fixed	75%	6.49%	3%	£30k	£1m	8.49%	2%/2%	LVFB75231206	
Standard	2 Year Fixed	75%	5.99%	4%	£30k	£1m	7.99%	2%/2%	LVFB75231207	
Standard	2 Year Fixed	75%	5.49%	5%	£30k	£1m	7.49%	2%/2%	LVFB75231208	

All fixed rates revert to 3.49%+BBR.



Core product range

Houses in Multiple Occupation

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
SMALL HOUSES IN MULTIPLE OCCUPATION										
Small HMO	2 Year Fixed	75%	6.59%	3%	£75k	£1m	8.59%	2%/2%	LHFB75231190	New build properties accepted Up to 6 beds/units
Small HMO	2 Year Fixed	75%	6.09%	4%	£75k	£1m	8.09%	2%/2%	LHFB75231191	
Small HMO	2 Year Fixed	75%	5.59%	5%	£75k	£1m	7.59%	2%/2%	LHFB75231194	
Small HMO	2 Year Fixed	70%	5.09%	6%	£75k	£1m	7.09%	2%/2%	LHFB70231196	
Small HMO	5 Year Fixed	55%	6.19%	3%	£75k	£1.5m	6.19%	5%/5%/3%/2%/2%	LHFE55231221	
Small HMO	5 Year Fixed	55%	5.99%	4%	£75k	£1.5m	5.99%	5%/5%/3%/2%/2%	LHFE55231222	
Small HMO	5 Year Fixed	55%	5.79%	5%	£75k	£1.5m	5.79%	5%/5%/3%/2%/2%	LHFE55231223	
Small HMO	5 Year Fixed	65%	5.99%	5%	£1m	£1.5m	5.99%	5%/5%/3%/2%/2%	LHFE65231225	
Small HMO	5 Year Fixed	70%	5.79%	6%	£75k	£1m	5.79%	5%/5%/3%/2%/2%	LHFE70231163	

All fixed rates revert to 3.49%+BBR.

Core product range

Houses in Multiple Occupation

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Small HMO	5 Year Fixed	75%	6.39%	3%	£75k	£1m	6.39%	5%/5%/3%/2%/2%	LHFE75231156	New build properties accepted Up to 6 beds/units
Small HMO	5 Year Fixed	75%	6.19%	4%	£75k	£1m	6.19%	5%/5%/3%/2%/2%	LHFE75231159	
Small HMO	5 Year Fixed	75%	5.99%	5%	£75k	£1m	5.99%	5%/5%/3%/2%/2%	LHFE75231160	
LARGE HOUSES IN MULTIPLE OCCUPATION										New build properties accepted Up to 12 beds/units
Large HMO	2 Year Fixed	75%	6.19%	5%	£100k	£1.5m	8.19%	2%/2%	LHFB75231178	
Large HMO	5 Year Fixed	65%	6.29%	5%	£100k	£1.5m	6.29%	5%/5%/3%/2%/2%	LHFE65231198	
Large HMO	5 Year Fixed	75%	6.39%	5%	£100k	£1.5m	6.39%	5%/5%/3%/2%/2%	LHFE75231200	
FIRST-TIME LANDLORDS										New build properties accepted Up to 6 beds/units
Small HMO	2 Year Fixed	75%	5.79%	5%	£75k	£1m	7.79%	2%/2%	LHFB75231215	
Small HMO	5 Year Fixed	75%	6.19%	45	£75k	£1m	6.19%	5%/5%/3%/2%/2%	LHFE75231213	

All fixed rates revert to 3.49%+BBR.

Core product range

Multi-Unit Freehold Block

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes	
SMALL MULTI-UNIT FREEHOLD BLOCK											
Small MUFB	2 Year Fixed	75%	6.59%	3%	£75k	£1m	8.59%	2%/2%	LHFB75231189	New build properties accepted Up to 6 beds/units	
Small MUFB	2 Year Fixed	75%	6.09%	4%	£75k	£1m	8.09%	2%/2%	LHFB75231192		
Small MUFB	2 Year Fixed	75%	5.59%	5%	£75k	£1m	7.59%	2%/2%	LHFB75231193		
Small MUFB	2 Year Fixed	70%	5.09%	6%	£75k	£1m	7.09%	2%/2%	LHFB70231195		
Small MUFB	5 Year Fixed	55%	6.19%	3%	£75k	£1.5m	6.19%	5%/5%/3%/2%/2%	LHFE55231218		
Small MUFB	5 Year Fixed	55%	5.99%	4%	£75k	£1.5m	5.99%	5%/5%/3%/2%/2%	LHFE55231219		
Small MUFB	5 Year Fixed	55%	5.79%	5%	£75k	£1.5m	5.79%	5%/5%/3%/2%/2%	LHFE55231220		
Small MUFB	5 Year Fixed	65%	5.99%	5%	£1m	£1.5m	5.99%	5%/5%/3%/2%/2%	LHFE65231224		
Small MUFB	5 Year Fixed	70%	5.79%	6%	£75k	£1m	5.79%	5%/5%/3%/2%/2%	LHFE70231162		

All fixed rates revert to 3.49%+BBR.

Core product range

Multi-Unit Freehold Block

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Small MUFB	5 Year Fixed	75%	6.39%	3%	£75k	£1m	6.39%	5%/5%/3%/2%/2%	LHFE75231157	New build properties accepted Up to 6 beds/unit
Small MUFB	5 Year Fixed	75%	6.19%	4%	£75k	£1m	6.19%	5%/5%/3%/2%/2%	LHFE75231158	
Small MUFB	5 Year Fixed	75%	5.99%	5%	£75k	£1m	5.99%	5%/5%/3%/2%/2%	LHFE75231161	
LARGE MULTI-UNIT FREEHOLD BLOCK										New build properties accepted Up to 12 beds/units
Large MUFB	2 Year Fixed	75%	6.19%	5%	£100k	£1.5m	8.19%	2%/2%	LHFB75231177	
Large MUFB	5 Year Fixed	65%	6.29%	5%	£100k	£1.5m	6.29%	5%/5%/3%/2%/2%	LHFE65231197	
Large MUFB	5 Year Fixed	75%	6.39%	5%	£100k	£1.5m	6.39%	5%/5%/3%/2%/2%	LHFE75231199	
FIRST-TIME LANDLORDS										New build properties accepted Up to 6 beds/unit
Small MUFB	2 Year Fixed	75%	5.79%	5%	£75k	£1m	7.79%	2%/2%	LHFB75231216	
Small MUFB	5 Year Fixed	75%	6.19%	45	£75k	£1m	6.19%	5%/5%/3%/2%/2%	LHFE75231214	

All fixed rates revert to 3.49%+BBR.

Core product range

Trading limited companies

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
Standard	5 Year Fixed	75%	6.39%	5%	£75k	£1m	6.35%	5%/5%/3%/2%/2%	LVFE75231247	Trading companies only New build properties accepted No first-time landlords Small HMO/MUFB Up to 6 beds/units
Small HMO	5 Year Fixed	75%	6.19%	5%	£75k	£1m	6.19%	5%/5%/3%/2%/2%	LHFE75231210	
Small MUFB	5 Year Fixed	75%	6.19%	5%	£75k	£1m	6.19%	5%/5%/3%/2%/2%	LHFE75231211	

All fixed rates revert to 3.49%+BBR.



Core product range

2 year tracker

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
STANDARD PROPERTIES										New build properties accepted The current BBR is 5.25%.
Standard	2 year tracker	75%	6.26% (1.01%+BBR)	2%	£75k	£1m	8.26%	n/a	LVDB75231029	
Standard	2 year tracker	75%	5.76% (0.51%+BBR)	3%	£75k	£1m	7.76%	n/a	LVDB75231026	
Standard	2 year tracker	75%	5.26% (0.01%+BBR)	4%	£75k	£1m	7.26%	n/a	LVDB75231022	
SMALL HMO - UP TO 6 BEDS										
Small HMO	2 year tracker	75%	6.46% (1.21% + BBR)	2%	£75k	£1m	8.46%	n/a	LHDB75231025	
Small HMO	2 year tracker	75%	5.96% (0.71% + BBR)	3%	£75k	£1m	7.96%	n/a	LHDB75231030	
Small HMO	2 year tracker	75%	5.46% (0.21% + BBR)	4%	£75k	£1m	7.46%	n/a	LHDB75231024	
SMALL MUFB - UP TO 6 BEDS										
Small MUFB	2 year tracker	75%	6.46% (1.21% + BBR)	2%	£75k	£1m	8.46%	n/a	LHDB75231028	
Small MUFB	2 year tracker	75%	5.96% (0.71% + BBR)	3%	£75k	£1m	7.96%	n/a	LHDB75231027	
Small MUFB	2 year tracker	75%	5.46% (0.21% + BBR)	4%	£75k	£1m	7.46%	n/a	LHDB75231023	

Tracker products are stressed at either 5.5% or rate +2%, whichever is greater.
Rates will revert to 3.49%+BBR after the two year discounted period ends.
We will recalculate affordability should there be a change to BBR.



Core product range

2 year tracker

Property type	Product type	Max LTV	Rate	Product fee	Min loan	Max loan	Stress rate	ERC	Product code	Exclusions/notes
LARGE HMO - UP TO 12 BEDS										New build properties accepted The current BBR is 5.25%.
Large HMO	2 year tracker	75%	6.24% (0.99%+BBR)	4%	£100k	£1.5m	8.24%	n/a	LHDB75231256	
LARGE MUFB - UP TO 12 BEDS										
Large MUFB	2 year tracker	75%	6.24% (0.99%+BBR)	4%	£100k	£1.5m	8.24%	n/a	LHDB75231257	
TRADING LIMITED COMPANY										
Standard	2 year tracker	75%	6.04% (0.79% + BBR)	3%	£100k	£1m	8.04%	n/a	LVDB75231031	
Small HMO	2 year tracker	75%	6.34% (1.09% + BBR)	3%	£100k	£1m	8.34%	n/a	LHDB75231032	
Small MUFB	2 year tracker	75%	6.34% (1.09% + BBR)	3%	£100k	£1m	8.34%	n/a	LHDB75231033	

**Tracker products are stressed at either 5.5% or rate +2%, whichever is greater.
Rates will revert to 3.49%+BBR after the two year discounted period ends.
We will recalculate affordability should there be a change to BBR.**



ICR rules

5 YEAR FIXED RATE PRODUCTS STRESSED AT PAY RATE

2 YEAR FIXED RATE AND TRACKER RATE PRODUCTS STRESSED AT THE GREATER OF 5.5% OR PAY RATE +2%

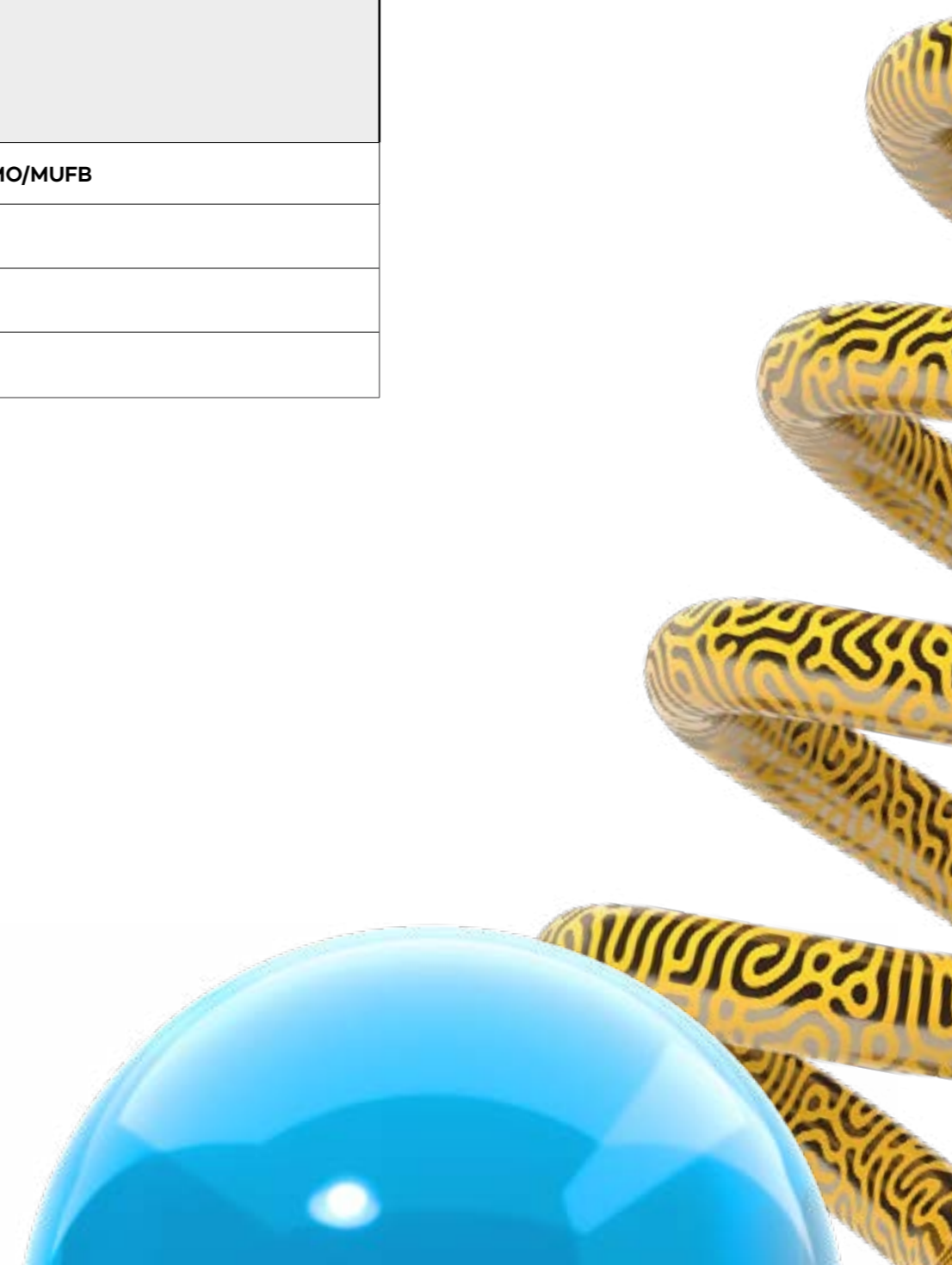
2 YEAR LIKE-FOR-LIKE REMORTGAGE PRODUCTS STRESSED AT PAY RATE +1%

	Standard	HMO/MUFB	First-time landlord HMO/MUFB
Individual - Basic rate taxpayer	125%	125%	135%
Individual - Higher rate taxpayer	140%	140%	140%
Limited Company/LLP	125%	125%	135%

Where the application meets more than one of the above stress rates, the higher stress rate will apply. The underlying affordability of the background portfolio for an application will be considered against a minimum underlying ICR rate of 125% @ 5.00%.

If any applicant on an application is a high rate taxpayer, the higher rate margin applies.

All mortgage applications are subject to regional risk limits. Please note the administration fee is non-refundable. For HMO properties with 10+ rooms a quote will be required. Please contact us for more information.



Valuation fees

All applications are subject to a £199 non-refundable application fee

Property value	Standard properties	Small HMO	Large HMO/ MUFB
Up to - £150,000	£250	£750	£1200
£ 150,001 - £200,000	£285	£750	£1200
£ 200,001 - £250,000	£315	£750	£1200
£ 250,001 - £300,000	£370	£750	£1300
£ 300,001 - £400,000	£430	£750	£1350
£ 400,001 - £500,000	£490	£900	£1500
£ 500,001 - £600,000	£555	£925	£1600
£ 600,001 - £700,000	£610	£1000	£1700
£ 700,001 - £800,000	£695	£1075	£1825
£ 800,001 - £900,000	£760	£1125	£1950
£ 900,001 - £1,000,000	£860	£1200	£2150
£1,000,001 - £1,200,000	£975	£1275	£2350
£1,200,001 - £1,250,000	£1145	£1350	£2350
£1,250,001 - £1,400,000	£1145	£1350	£2425
£1,400,001 - £1,500,00	£1305	Quote	£2425
£1,500,001 - £1,600,000	£1305	Quote	£2500
£1,600,001 - £1,750,000	£1540	Quote	£2500
£1,750,001 - £1,800,000	£1540	Quote	£2575
£1,800,001 - £2,000,000	£1820	Quote	£2575
£2,000,001 - £2,500,000	Quote	Quote	£3250
£2,500,000+	Quote	Quote	Quote



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